

November 3, 2021

Amesbury Conservation Commission  
39 South Hunt Road  
Amesbury, MA 01913

**Re:     *Request for an Amended Order of Conditions (DEP#002-1266)***  
          ***Amesbury Sports Park***  
          ***12 & 14 South Hunt Road***

Dear Members of the Commission:

On behalf of Global Property Developers Corporation (Applicant), Weston & Sampson Engineers, Inc. is hereby enclosing two (2) unbound copies (including original) of an Amended Order of Conditions Request (including 2 sets of full size plans sheets) and one electronic copy of the submission to fulfill the requirements of the Massachusetts Wetlands Protection Act, M.G.L. Chapter 131, Section 40 submittal requirements and the City of Amesbury submittal requirements. This submittal is a request to Amend an Existing and Open Order of Conditions (DEP#002-1266), for work associated with approved plans for the redevelopment of the Amesbury Sports Park, located at 12 & 14 South Hunt Road.

**Need for Amended Order of Conditions:**

During the on-going construction operations, the applicant has been working with proposed vendors and potential lessee's/users for the sports park. During this time, it is clear that certain considerations need to be made to the approved site plans to accommodate them and improve use and efficiency of the property. Two considerations are herein related to areas within the Jurisdiction of the Conservation Commission.

In order to meet these needs, we are requesting an Amendment to the Order of Conditions allowing and documenting these changes during current construction operations. Construction timing is appropriate now rather than coming back at a later date and having to excavate the site for a second time.

**Considerations for Future Improvements:**

- Turf Field installation: It was always the intent to move or build a grass/turf field on site. But after further consultation with vendors, the applicant has selected installing a synthetic turf field in the location as approved for the field location. The applicant is providing plans and details to show the turf field, including the drainage for the field.

This field installation and "improvements" are consistent and to be conducted within the approved Limit of Work. The limit of work was approved in the buffer zone, so it is aligned to conform with the plan approvals and not create any additional wetland impacts. The applicant and the local users believe that an upgrade to the turf field improves usability of the site, and it will also be required to work in conjunction with the second improvement.

- In the future, it is the intent of the applicant to propose the Installation of an Air Supported

Structure over the Field: Please take note, the applicant is **NOT** requesting approval of the structure here. It is the applicant's understanding that the structure will require additional approvals.

**Our request is simply to complete the sub-surface work in the appropriate site time frames, while the site is an active construction site, to accommodate the structure in the future. The work will substitute approved soil fill with the installation of a grade beam anchor and associated stormwater drainage to accommodate runoff from the future building scenario.** This sub-surface work is detailed in the plans provided by the Applicant as well as drainage calculations provided by Weston & Sampson.

This improvement will be conducted within the approved Limit of Work, be located within the buffer zone, but will not create any additional wetland impacts. Furthermore, the subsurface work is located within previously approved fill areas and depths. Instead of filling this area in with soil, the plan modifies the area to receive fill in the form of the anchor system and trench drain. All drainage will be connected to the existing approved Stormwater System.

It is the Applicants goal to do this sub-surface work under an Amended Order of Conditions so that the work can be completed as part of the on-going construction season. Because the work is sub-surface in nature, it is their goal to do this work now while soils are currently exposed during an active construction schedule. This will allow them to finish the subsurface work and close out and stabilize the site before winter, thereby, protecting sensitive areas adjacent to the construction site. It will also allow them to continue their work in the future without having to go back and do additional sub-surface work, further exposing soils, to accommodate these improvements in the future.

**Schedule for further Permitting Efforts:**

It is the applicant's hope that the work requested in this Amended Order can proceed quickly and be wrapped up, pending approvals, by the end of December. This will allow for the property to be stabilized and closed out for the winter.

The Applicant is active in preparing submittal applications for several City Departments regarding the Air Supported Structure. The goal of which would be to present those plans in the 1<sup>st</sup> Quarter of 2022. Pending approvals of the structure, the earliest it could be constructed would be the 2<sup>nd</sup> Quarter of 2022, but it likely would not occur until 3<sup>rd</sup> Quarter.

Regardless of the construction schedule it is our understanding based on communication with the City that no structure will be installed until approvals are granted from the various City Departments.

Again, it is the Applicant's hope that the work detailed above will be allowed under an Amended Order of Conditions. The proposed work will not cause any encroachment or additional impacts to jurisdictional areas and will occur within the previously approved limit of work.

We also believe that this approach is the one that best suits both the interests of the MA Wetlands Protection Act and the City of Amesbury's Wetland bylaw by reducing the amount of time soils will be exposed on-site and allowing the Applicant to stabilize and close out the site prior to Winter. By combining this work with the on-going sub-surface operations, it will also prevent the need for having to come back, at a later date, to re-excavate the site and further expose soils.

If you have any questions regarding this submittal, please contact me at (978) 532-1900.

Very truly yours,

WESTON & SAMPSON

A handwritten signature in black ink, appearing to read 'Anthony Zerilli', written in a cursive style.

Anthony Zerilli  
Senior Team Leader